

(2a) Record Owner

Robert Gaudette Jr
6 Country Drive
Greenville RI 02828
401-949-3665

Applicant

Robert Gaudette III
50 Birchwood lane
Bowdoinham ME 04008
207-666-3066

(2b) Please reference Survey Map

(2c) Names & Addresses of Abutters

Heather & Nicholas Estabrook
6 Birchwood Lane
Bowdoinham ME 04008

Christopher S Small
9 Birchwood lane
Bowdoinham ME 04008

Grant Woodbrey
35 Birchwood Lane
Bowdoinham ME 04008

Andrea & John Blunda
41 Birchwood Lane
Bowdoinham ME 04008

Derek Small / Robert J Small
43 Birchwood Lane
Bowdoinham ME 04008

Francis and Brandon Harris
37 Birchwood Lane
Bowdoinham ME 04008

Timothy Dumont
Birchwood Lane
Bowdoinham ME 04008

Wayne P Estabrook
312 Millay Rd
Bowdoinham ME 04008

Paul E Pinette
358 Millay Rd
Bowdoinham ME 04008

Stephen H Petroff
292 Millay Rd
Bowdoinham ME 04008

Christopher Frank
326 Millay Rd
Bowdoinham ME 04008

(2d) Please reference External Documents 2 & 3

(2e) Please reference External Document 4 & Survey Map

(2f) Map Lot Number R02-052, Please reference External Documents 2 & 3

(2g) Please reference External Document 5

(2h) n/a

(2i) Approximately \$25,000 USD

(2j) Please reference External Document 6

(2k) Please reference External Document 7

(3a) Please reference External Document 8

(3b) Please reference Survey Map

(3c) Please reference Survey Map

(3d) Birchwood Lanes first 626' is 24' wide. Road is under contract to be widened 18'. Millay rd is 24' wide

(3e)

B1, Existing Farm Store 12' x 20' Coordinates 44°02'07.86"N
69°54'53.91"W Elevation 278 feet

B2, Existing Storage 16' x 40' Coordinates 44°02'12.26"N
69°55'05.82"W Elevation 290 feet

B3, Existing Workshop 18' x 24' Coordinates 44°02'11.81"N
69°55'08.56"W Elevation 292 feet

B4, Existing Home/ office 32' x 50' Coordinates 44°02'11.39"N
69°55'07.62"W Elevation 273 feet

B5. Existing Greenhouse 20' x 60' Coordinates 44°02'09.38"N
69°55'03.16"W Elevation 284 feet

B6. Existing Chicken Coop 10' x 10' Coordinates 44°02'08.03"N
69° 55'05.50"W Elevation 256 feet

Please reference Survey Map

(3f)

Millay Rd x Birchwood lane 44°02'06.37"N 69°54'37.36"W
Elevation 232 feet

6 Birchwood lane driveway x Birchwood lane 44°02'06.75"N
69°54'42.40"W Elevation 256 feet

9 Birchwood lane driveway x Birchwood lane 44°02'07.32"N
69°54'45.51"W Elevation 253 feet

35 Birchwood lane driveway x Birchwood lane 44°02'08.03"N
69°54'48.53"W Elevation 254 feet

37 Birchwood lane driveway x Birchwood lane 44°02'08.33"N
69°54'49.40"W Elevation 255 feet

41 Birchwood lane driveway x Birchwood lane 44°02'08.36"N
69°54'51.57"W Elevation 259 feet

43 Birchwood lane driveway x Birchwood lane 44°02'08.33"N
69°54'53.86"W Elevation 260 feet

(3g)

- 37 Birchwood lane driveway x Birchwood lane 44°02'08.33"N
69°54'49.40"W Elevation 255 feet

Driveway width 12 feet

- 41 Birchwood lane driveway x Birchwood lane 44°02'08.36"N
69°54'51.57"W Elevation 259 feet

Driveway width 12 feet

- 43 Birchwood lane driveway x Birchwood lane 44°02'08.33"N
69°54'53.86"W Elevation 260 feet

Driveway width 15 feet

(3h) Please reference Survey Map

(3i) Please reference Survey Map

(3j) Please reference External Documents 11 & 12

(3k) Please reference External Document 5 page 2

(3l) Bowdoinham Volunteer Fire Department & closest hydrant
is at the corner of Tegans way & Millay road

(4a) On site sewage disposal is not being proposed because the store will not have a need for plumbing. There is however a (50 gpm) well on the property for farm operations and use.

(4b) The water drainage across the site of the proposed project does not directly effect downstream properties.

(4c) There is an on site (2 yard) dumpster for non compostable waste disposal, there will be no hazardous waste. Please see External Document 13 for contract with Casella Waste Disposal.

(4d) Birchwood lane will be widened to specifications set fourth by the Bowdoinham Land Use Ordinance. The gravel road (Birchwood lane) will be brought to a minimum of 18' wide. The parking lot of the proposed store front and the road is under contract with Tourtelotte Excavation & will be covered with gravel. There will be a parking and loading area of approximately 40' x 120' in the front of the store. Off the front of the store there will be an 8 foot by 12 foot timber framed porch, with an ADA ramp for access

(4e) Waiver requested

(4f) Behind the building alongside the road will feature an elevated garden bed planted with a dense fast maturing perennial shrubs as a visual buffer. The surrounding stone walls will be fully restored and the essence of stone will carry throughout the landscape. To the right of the building there will be a spiral pollinator garden with a crushed stone pathway. Flowering plants and perennial herbs will enhance the surrounding landscape. Boulder accents will be placed to divide the parking area from the cedar post fence that will contain dairy cows.

(4g) Coordinates 44°02'07.86"N 69°54'53.91"W Elevation 278 feet. Please reference Survey Map

(4h) Proposed signs will be at the entrance of Birchwood lane, please reference External Document 14 & on the East facing side of the building, please reference Existing Document 7

(4i) Please see External Document 7. All lighting is LED. Two vintage LED porch lights on either side of front door and two overhead commercial LED fixtures for proper parking lot illumination. All lights face south, away from abutters.

(4j) A regularly serviced fire extinguisher will be located inside of the structure. We are approximately two miles from the Bowdoinham fire department.

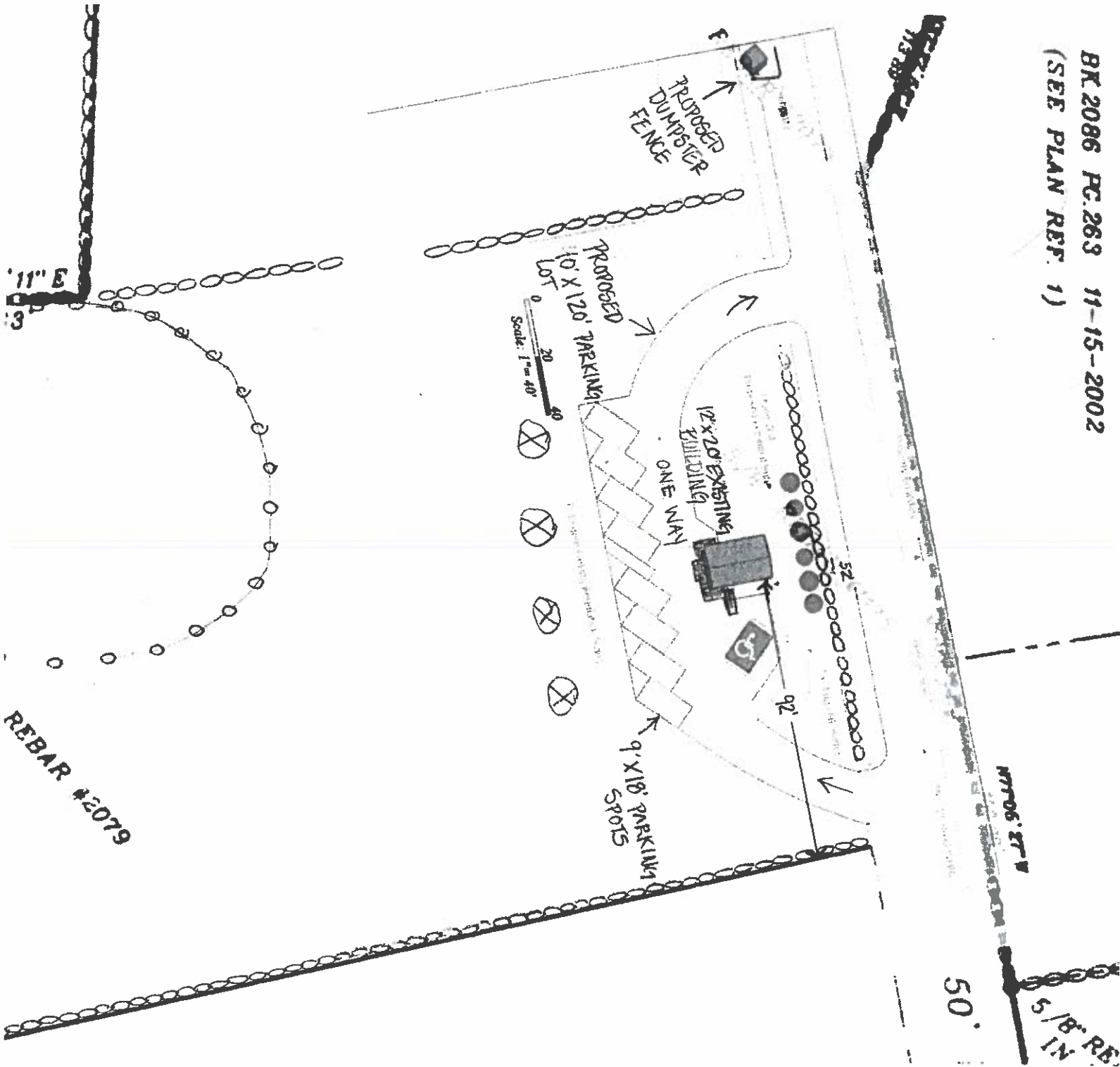
(4k) Our goal is to create a destination store for our farm grown products including but not limited to Medical cannabis products, Hemp CBD products, Handmade goods, farm grown and local produce & products, Herbs & apothecary remedies. We are a regenerative family farm upholding a beyond organic certification and our mission is to sustain ourselves and a business all while stewarding the land and participating in community outreach and education. We will create a safe and professional access point for responsibly grown and produced seed to sale medicine in Bowdoinham.

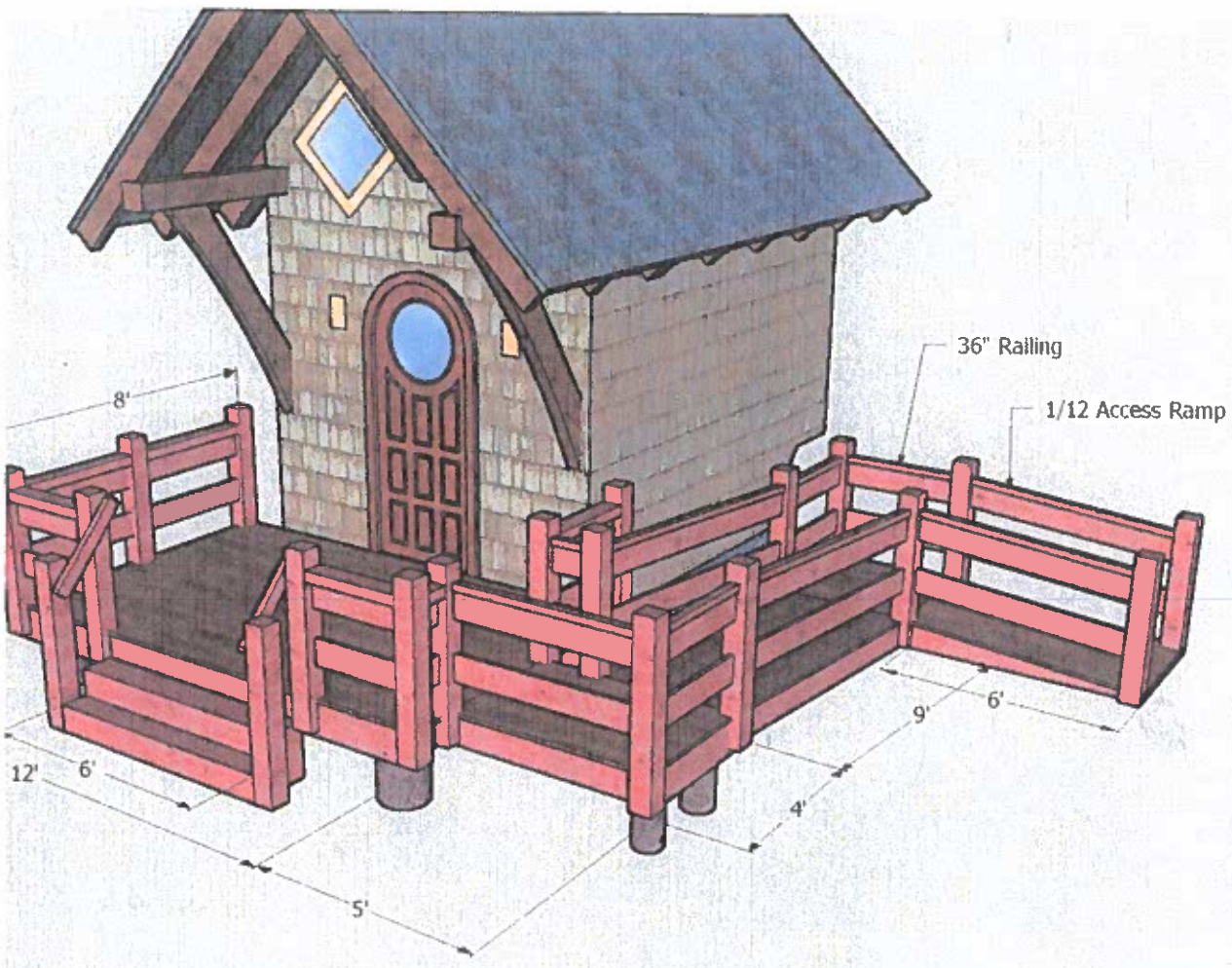
(4l) Estimated daily traffic is 5-10 cars per day. We reserve the right to operate seven days a week between the hours of 7am-9pm.

(4m) A permeable gravel parking lot and existing road and culverts will handle storm water runoff.

(4n) Please see (4j)

BR 2086 PC.263 11-15-2002
(SEE PLAN REF. 1)





Darren Carey

From: Robert Gaudette <gaudette1949@gmail.com>
Sent: Friday, December 27, 2019 2:06 PM
To: Darren Carey
Subject: Property in Bowdoinham

Hi Darren,

Please let this email state that I give my permission for my son to make any decision he wants to related to the property in Bowdoinham.

Anything else you need ?

Thank you

Robert Gaudette Jr.

Sent from my iPhone

NOTES

1) THE ABOVE QUILLETTE PROPERTY CAN BE TRACED BACK TO A TAD DIED FROM OWNERSHIP TO ESTABLISHMENT, 23-5-1841, IN NEW AND ALSO BEING CALLED FOR HIS OWNERSHIP TO PRESERVE DEED FROM THE 17-3-1841 TO THE PROPERTY AS...

LEGEND

- 6 1/2" REDAS SET WITH STAR STAPLED PLUS WITH CHAINS MONUMENT FOUND NEW PIN OR PIN FOUND...

REFERENCE PLANS

- 1) SUBDIVISION PLAN AND OF SA ESTABLISHED IN 4-18-1917, ESTABLISHING VILLAGE ROAD AND MONUMENTS THEREON IN SADDLEBROOK COUNTY REGISTERED IN PLAN BOOK 17, PAGE 17

EXERCISE TO THE STATE & QUILLETTE TO THE DISTRICT OF REGISTER TO THE MAIN BOARD OF REGISTRATION...

BY BRUCE SMITH SURVEYING, INC. 23 MAIN STREET, BOWDOINHAM, MAINE 04904

FOR KATHLEEN A. SAVOIE & JONATHAN D. OUELLETTE

DATE: MAY 10, 2005

SCALE IN FEET

0 50 100 200 300

DATE: MAY 10, 2005